



THE STORY OF

# Avocet House

*Blakeney, Norfolk*

SOWERBYS

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5 Hettie Close, Blakeney,  
NR25 7QU

Stunning, Detached Four Bedroom Home

Walking Distance to Blakeney Quay and High Street

Immaculately Presented Throughout

Top Specification

Low Maintenance Home

Spacious and Versatile Accommodation

Garage, Carport and Off Road Parking

Beautifully Landscaped Garden

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“Contemporary coastal bliss.”

Tucked in a peaceful corner of an exclusive selection of homes, this stunning property boasts immaculately presented and versatile accommodation, finished to an exacting specification throughout. With a location offering the perfect balance of space and tranquillity whilst remaining a pleasant walk from the famous Blakeney Quay, this is a wonderfully practical home with all the benefits of a prime coastal location and the enviable lifestyle that comes with it.

A delightful mix of modern open-plan living, balanced with more traditional receptions, is found on the ground floor.

Extending to over 2,100 sq. ft. this exquisite, coastal home exudes modern style and elegance along with a myriad of contemporary touches such as oak doors and luxurious high specification kitchen and bathrooms.



The welcoming, vaulted entrance hall is flooded with natural light with an elegant turning staircase to the first floor landing. Enjoy socialising whilst you rustle up a treat in the impressive kitchen/dining room with a bespoke fitted kitchen, flooded with light via the dual aspect doors leading to the rear sun terrace. The kitchen is well-complemented by the utility/boot room with an external door, making for a highly practical alternative entrance after a fulfilling day on the coastal path.



A wonderfully generous, dual aspect sitting room provides a formal area with direct access onto the gardens via french doors, ushering reams of natural light into the home.



Versatility is in abundance with this fine home thanks to two double bedrooms on the ground floor, which are perfectly served by a luxurious bathroom. A handy, versatile snug/study completes the ground floor.

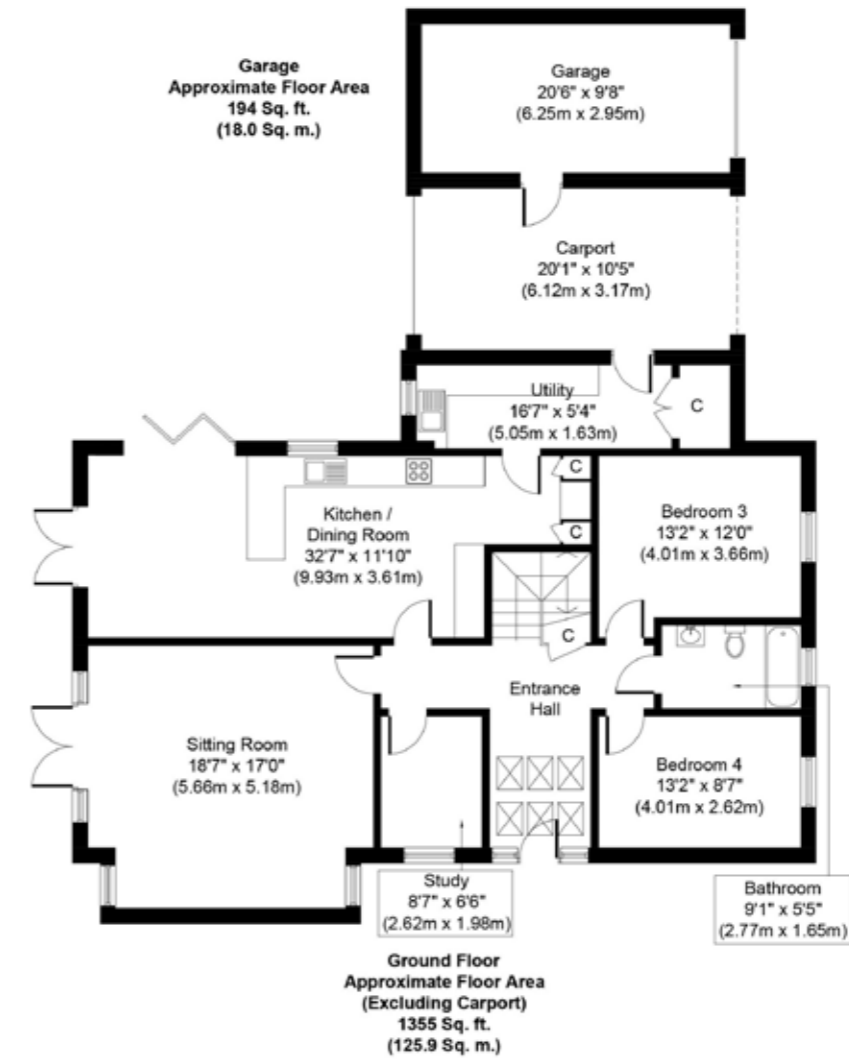
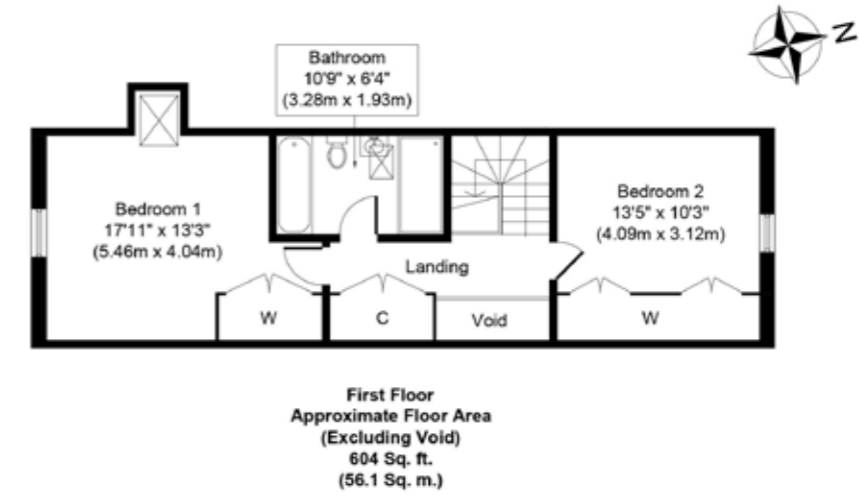
The first floor features a delightful galleried landing perched over the vaulted entrance hall, with fitted cupboards providing ample storage space. There are two well-proportioned bedrooms set on the first floor both with fitted wardrobes and served by a luxuriously appointed bath/shower room. The unique layout of this impressive home, with bedrooms to both floors, provides a high degree of versatility, whether you are looking for a main residence or a spacious coastal holiday home.



The gardens are beautifully landscaped and include an enclosed rear garden with a sun terrace offering views over Blakeney's rugged 'Downs'. There is a single garage, a carport with an EV charging point and private hard standing, providing parking for at least four cars.

“Enjoy your morning coffee in the kitchen as the sun rises over the gardens.”

Nestled within an exclusive, modern development in Blakeney, Avocet House provides the ideal opportunity to secure your perfect coastal main residence or second home/holiday let.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

# Blakeney

IN NORFOLK  
IS THE PLACE TO CALL HOME



It would be hard to find a spot which reflects the beauty of the Norfolk coast better than Blakeney. Set in an Area of Outstanding

Natural Beauty, its picture perfect location is made for Instagram-worthy shots of moored boats on mud flats, under big blue skies.

When the tide's touching the shoreline, untie your laces and dip your toes in, take the plunge or push off with a slow drift along coastal inlets on a paddleboard or boat to lose yourself in nature's finest backdrop. Forage some samphire for a taste of the coast, try your hand at catching a crab on the quay, or join the tourists and take a boat trip with Bean's to spot the seals bobbing along on the water.

Despite the relaxed scene, Blakeney was once a bustling medieval port and the village's Guildhall and Church of St Nicholas are evidence of its rich, trading past which continued until the mid-19th century. As ships grew in size and the harbour silted up, trade fell away and today only small boats can pass Blakeney Point and head out to sea. Today, the

nature reserve surrounding Blakeney Point is owned by the National Trust and thousands of nesting and migratory birds provide a twitcher's paradise where the tweets are tech-free.

Peace and, if you seek it, solitude are easily found in Blakeney, but if you are looking for company there are plenty of places to meet and make friends. Local boys Grey Seal Coffee roast their beans at nearby Glandford and its café is a great stop for a caffeine hit – nab a bag or two and even some spent grounds for your garden. The White Horse and, for a fancy supper, The Blakeney Hotel are iconic spots to eat, and Wiveton Hall Fruit Farm Café – famed by owner Desmond MacCarthy's Normal for Norfolk BBC series – is a great summer destination.

Teeming with character, there are plenty of pretty brick and flint fishermen's cottages in hollyhock-lined lanes, known locally as lokes, leading off the high street, along with incredible coastal family houses and stunning new developments. Blakeney truly is a place to discover your next Norfolk home.



*Note from Sowerbys*



Blakeney

“There are endless coastal and countryside walks right on the doorstep.”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Heating via an air source heat pump.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref- 9158-9064-7381-2174-8960

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///jetted.enclosing.adjuster

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